FARMS AND MARKET GARDENS ON PORTSEA ISLAND 1770-1880

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Summary

At the end of the 18th century most of Portsea Island was under cultivation, with the population confined mainly to the towns of Portsmouth and Portsea on the western seaboard. As the 19th century progressed the population spread out from the towns, thereby reducing the available farmland. Farmers and market gardeners had to contend not only with the pressure for building land but also the elements and economic depression. These, together with periods of prosperity, during which great strides were made in improving food and animal production and farm machinery, contributed to the dramatic changes in land usage on Portsea Island covered by this Paper.

Cover:
Stubbington farm, circa 1900.
Portsmouth City Museum.

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> From the top of Portsdown-hill, where we soon arrived, we had a view grander in its kind than perhaps any part of the globe can exhibit. Beneath our feet lay a large extent of marshy ground, which covered with water where the tides flow high, and adorned with innumerable islands and peninsulas. About a mile from the eye, this marsh is joined by the island of Portsea, distinguished by its peculiar fertility and the luxuriance of its woods, among which the town of Portsmouth appears to rise at the distance of five miles.

Written in 1774 by the Reverend William Gilpin, this described the unfolding panorama presented to visitors travelling to Portsmouth.[1] Portsea Island's physical boundary contained 5,000 acres of land. Large tracts of mud and marshland lay around its perimeter, most of which was used for pasturing livestock. The Great Morass on the southern shore contended, until it was drained between 1831 and 1843, with sand and shingle, while the eastern side was susceptible to flooding from the spring tides which deposited both alluvium and salt. Along the main highways and connecting arterial roads were the hamlets and homesteads of the mainly agrarian population. These comprised the island's three oldest settlements, Buckland, Copnor and Fratton; the northern hamlet of Hilsea, situated in Wymering parish; and the villages of Kingston and Milton. Southsea in 1800, prior to its development, was mainly composed of farms and market gardens.[2] The marked change in land use on the island in the 19th century was largely brought about by Portsmouth's growing importance as a naval port. Strategically situated in the extreme south-western corner of the island at the mouth of a natural harbour, it had been used for centuries as an embarkation point for expeditions and as a commercial port. Also recognised as an important line of defence, the town housed a permanent garrison and was heavily fortified during major periods of conflict. During the 17th century Portsmouth distinguished itself as a victualling centre and shipbuilding and repair yard, which led to dockyard improvement and further expansion in the following century. The dockyard workforce usually increased, as did the town's wealth, in times of war. However, a steady increase in numbers from the 1830s was due not only to war, actual and threatened, but also to innovations in ship-building, which brought new trades to the yard. Increasing numbers of armed forces and traders and a growing dockyard workforce created housing problems for the island.

The initial solution was the rapid development, from the 1690s onwards, of Portsea as a suburb of Portsmouth, and by 1838 the new settlement covered 101 acres, with a burgeoning population. In the 1801 census Portsmouth town's population was enumerated as 7,839, and although Portsea town was not then separately counted, it was estimated in 1851 to have had about 8,300 inhabitants. While Portsmouth's population over the next 30 years grew by less than 250, Portsea's figure over the same period probably rose by 5,500. Landport, formerly known as the Halfway Houses, became Portsea's own suburb. The continual need for housing resulted in most of the open fields within the borough boundary becoming covered in streets and houses by the 1880s. House-building continued to spread eastwards, the creation of Southsea as a holiday resort speeding up the process.[3] The local farmers and market gardeners, while gradually losing land to building development, also had an immediate outlet for their produce. Portsmouth's market operated on Tuesdays, Thursdays and Saturdays, selling meat, poultry, fish (including Isle of Wight prawns and the celebrated Emsworth oysters), vegetables and fruit. Portsdown's three-day fair, noted for its considerable size, commenced immediately after Free Mart, on 26 July. It was an important outlet for agricultural produce, including cheese, bacon, horses and cattle.

Retail outlets emerged in Portsmouth during the 17th century. By the end of the 18th century the High Street businesses were receiving competition from Portsea's Queen Street. Alongside the butchers, bakers, grocers and tea-dealers, greengrocers began to appear, five being listed in the 1784 directory for Portsmouth Common (Portsea town). From the mid-19th century their numbers multiplied dramatically. Between 1859 and 1867 the figures for Landport and Southsea virtually quadrupled, reflecting the spread of population eastwards as the need for housing intensified (see table 1).

Table 1: Number of greengrocers listed in commercial directories 1847-1875.

District	1847	1851	1859	1867	1875
Portsmouth	3	12	4	7	15
Portsea	8	8	12	13	15
Landport	15	13	14	50	71
Southsea	3	4	7	29	22
TOTAL	29	37	37	99	123

This spread is clearly demonstrated by the Southsea greengrocers. Up to 1850 they were resident in Hambrook Street, Wish Lane (Elm Grove) and Park Lane (Castle Road), coinciding with the concentration of market gar-

dens in the area. By the late 1860s they extended as far as Blackfriars Road to the north and Albert and Clarendon Roads to the east. As the directories became more detailed other categories previously excluded were added, notably nurserymen and seedsmen (1823-4), market gardeners (1830), and farmers, dairymen and potato merchants (1847). The local newspaper carried invitations for tender, primarily from the army and navy. Army contracts were usually for bread, beef, mutton and forage crops, especially oats, hay and straw. The Victualling Office, originally in King Street and later at the Royal Clarence Yard, Gosport, was responsible for providing every necessity for the navy, from food and drink to clothing. It was especially concerned with baking bread and biscuits and slaughtering and salting beef and pork. Occasionally contracts were specified for particular destinations. The regular supplying of vegetables such as turnips, onions, cabbages and carrots to Lord St Vincent's squadron in 1800 was awarded to five eminent local market gardeners: Mr Jurd of Fareham, Messrs Webb and Holt of Portsea, Mr Newton of Southsea, and Fratton's Mr Hill. Obtaining contracts was obviously important to two men listed in the directories. In 1859 Andrew Nance Jr of Baffins Farm included army contractor in his catalogue of enterprises, and William Blake Jr of 35 Grosvenor Street, Southsea, was listed in 1867 as greengrocer, market gardener and government contractor of vegetables.[4]

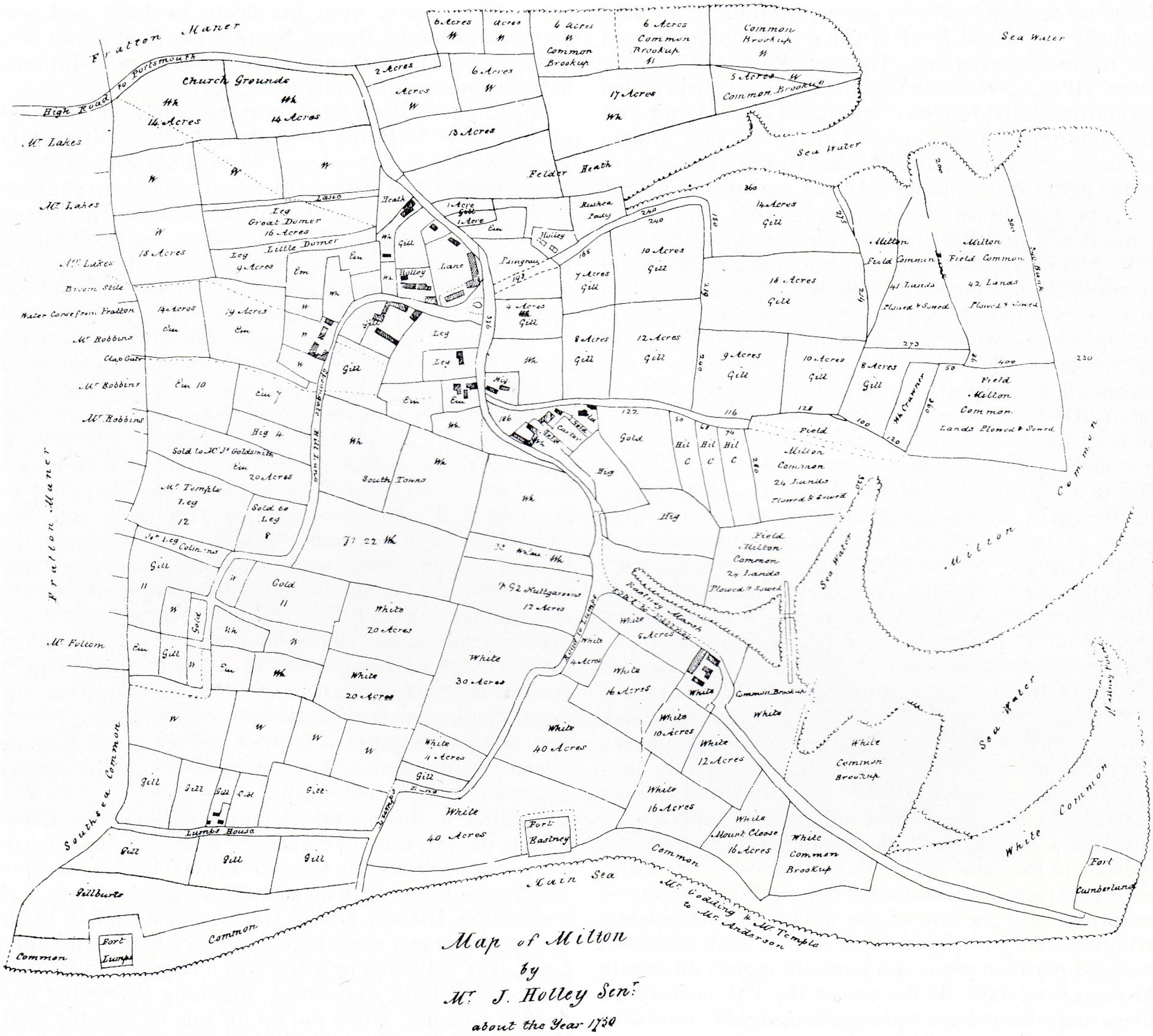
The island's agricultural prosperity was also influenced by national trends. The years between 1780 and 1813 proved to be an exceptional period of activity for the farmer, with large returns on outlay of capital and labour despite high prices and rents. This activity was stimulated by the need to feed a rapidly growing population; to counteract the continental blockade during the war with France; and by the desire to reinvest farming profits in the land. However, 1813 turned out to be a watershed. The year of the best harvest within living memory was also the last favourable season for some time. The following 24 years saw a depressed farming industry further damaged by deficient harvests, currency problems, labour difficulties and agrarian discontent. Recurring bank failures, particularly in 1793, 1797 and 1814, led to bankruptcies. Another period of prosperity and progress in farming which lasted until 1874 coincided with the beginning of Queen Victoria's reign (1837) and saw developments in land drainage and artificial fertilizers and further improvements in implements and pedigree livestock. The advent of the railway opened up the countryside, allowing produce to be sent further afield. Despite the increasing pressure for building land on Portsea Island, it was agriculture that predominated well into the 19th century.[5]

Manorial holdings were the main form of land ownership on the island. By the end of the 14th century the three Domesday manors had been joined by others: Portsea, Milton, Eastney, Stubbington, Hilsea, Gatcombe and Stamshaw. Of the three original manors, Buckland was overwhelmed by Portsmouth borough liberty and Copnor and Fratton became inextricably linked with Portsea in the 13th and 14th centuries respectively. The size of a manor's landholdings altered with changing circumstances: while enclosure of the commons and wastes gained them lands, debts, the building of the fortifications and the arrival of the canal and railway had the opposite effect.[6]

The manors of Portsea and Copnor had been owned by the Leeke family since 1764. A large portion of these had been held by court roll, but over the years part had been enfranchised and part sold to the government for military purposes (Fratton Waste, for example, was sold for £3,808 in 1786), and part was sold to pay creditors. The family's landholdings fluctuated. In 1782 Leeke purchased 41 acres from Thomas White for part of Milton farm, although Copnor and Baffins farms were both mortgaged in 1779, 1783 and 1784 respectively. In 1792 the estates were held in trust and comprised 726 acres on Portsea Island including Copnor, Baffins and Kingston Church farms, 60 acres of wood in Bere Forest and coppice in Farlington, Widley and Wymering. Part of the land was sold to repay debts, reducing the island holding to 527 acres in 1798. On Samuel Leeke's death in May 1806 his widow Sophia received a life interest in his estates and his children, besides consolidated bank annuities, acquired a sixth share of the manors. With outstanding debts to discharge, Sophia had to sell more land on the island and the purlieu in the Forest of Bere. This reduced the holding, recited in the marriage settlements of the three daughters, to 314 acres 17 perches, comprising seven fields and Copnor and Baffins farms. The family still received the rents paid by tenants on the court roll. In 1838 the land concerned included parts of Manor farm, Copnor, occupied by William Smith; two other Copnor farms tenanted by Daniel Dance and James Stephens; Beach farm run by Charles Emery; Newton's farm in Wish Lane; and Josiah Webb's Wish Lane and Marmion farms, together with land at Fratton occupied by James Ellis, Henry Hill and Peter Emery. The estate remained undivided in the possession of the family for most of the 19th century, with Baffins farm being repeatedly mortgaged.[7]

The manors of Milton and Eastney, each with a sizeable farm, became the property of a mayor of Portsmouth, John White, in 1722. The manorial lands remained in the family's possession for 109 years until in 1831, on the death of Mary White, a lunatic, they passed to Admiral Sir Philip Charles Calderwood Durham as part of an 1817 marriage settlement with Ann Isabella Henderson. During the

Fig. 1. Land ownership in Milton, circa 1750, showing the White family's holdings.
Portsmouth City Records Office.



Whites' ownership lands belonging to Milton farm were repeatedly mortgaged. In 1782, with a £3,000 mortgage and £125 interest outstanding, Thomas White put land at Lumps, Hill Lane, Church Grounds, a 12-acre field called 'Nut Garden', a field on the north side of Velder Heath and four fields opposite Deadman's Lane up for sale. Among the purchasers were Samuel Leeke, Thomas Fitzherbert, George Bettesworth and John Harris, occupier of Milton farm, who bought an 11-acre field for £421 near Velder Heath. It was noted in the sale document that Thomas Fitzherbert had been 'the most considerable purchaser of the lands'. Despite the sale of land Milton farm possessed 120 acres in 1809. It gained an extra 39 acres 37 perches in 1812 on the enclosure of Milton and Eastney Commons and Velder Heath, subsequently losing six acres to the Portsmouth and Arundel Canal in 1819. Further land was sold in 1831 by the Durhams, comprising 92 acres of fine arable and grassland in the occupation of James Ellis and Jonathan Gain, 'well adapted for Garden Ground and offering a Variety of beautiful Situations for Building'. After the death of his wife Sir Philip sold to the Crown 145 acres of Eastney farm upon which Eastney barracks were erected. Although Milton farm lands were disposed of by the family after Sir Philip's death, the remaining acreage of Eastney farm, comprising 100 acres leased to Charles John Jolliffe in 1867, continued under their administration.[8]

Stubbington manor, with its farm and rectories, was included in the lands granted by Henry VIII in 1543 to the Warden and Scholars of St Mary's College, Winchester. Previously held by the Augustinian canons of Southwick Priory, the manor's long ecclesiastical ownership may account for the compact nature of the farm. The fields were in two blocks, one round the farmhouse, the other east of Stamshaw. Certainly the college continued to administer the estate in the same way as its predecessors. The leases were for the rectories and tithes of Portsea, Portsmouth and Portsbridge and the site of the manor of Stubbington, paying separate yearly rents. The rectories' rents and tithes were paid partly in grain and partly in money on certain Christian feast days. By the end of the 17th century the college had adjusted this 'old accustomed rent', amending grain delivery dates, increasing the quantity of grain rental and dividing the monetary rent into two parts money and one part cereal. The estate was leased out in the 18th and 19th centuries to the Thistlethwayte family of Southwick manor. They in turn, with written permission from the college, usually sublet the property for terms of five or seven years. In 1780, when Thomas Fitzherbert took up the tenancy of the 250-acre farm, it was on a 21-year lease. He paid an annual rent of £400 to the Thistlethwayte estate in two equal portions on Lady Day and Michaelmas, and paid the customary rents to the college. He continued to lease the property until his death in 1822, and was succeeded by John Burrill. By 1838 the Kent family was occupying the farm, then reduced to 206 acres, continuing to reside there throughout the century.[9]

Hilsea and Gatcombe manors suffered in the government's desire to fortify the island. In the 18th century Hilsea manor was purchased by William Pike, a Portsmouth brewer, and was inherited by his grandson and one-time mayor of Portsmouth, Sir John Carter. The loss of land at Hilsea began in 1758 when the government purchased by Act of Parliament 96 acres of Hilsea's 204 acres of common, known as Hilsea Green, for the erection of the Hilsea lines. There were many claimants to the land 'by reason of their feeding it with their cattle', but none, including Miss Elson of the manor farm, could produce their titles. Having one moiety of the manor, Miss Elson wanted to be recompensed by a quantity of land 'of equal goodness and as commodiously situated'. The government's action had reduced by over half her right to 'ten Beast Commons and sixty Sheep Commons', and in addition had taken two acres of 'very good and very valuable' land in the Breach field. On the findings of the judicial enquiry, however, the claims were cancelled and the existence of the manor negated. In October 1814 most of the remaining land at Hilsea was purchased for extending the fortifications, the 24 landowners on both sides of Portsea Creek receiving in total £128,225 compensation. By 1839 the Board of Ordnance owned 601 acres at Hilsea, the only land not in their possession being about 73 acres belonging to Highgrove farm in the tenure of William Turner, the property of the Carter family, and the acreage belonging to Gatcombe manor.

Admiral Sir Roger Curtis, Commander-in-Chief, Portsmouth, became Lord of Gatcombe manor through marriage to Sarah Brady. He received £24,000 for his mansion and the northern part of his estate in the government's 1814 transaction. His son, Lucius Curtis, a post-captain in the navy and a county magistrate, succeeded to the remaining lands. The surviving property was a compact farm of 52 acres called Little Gatcombe, spanning Wymering and Portsea parishes. When put up for sale in 1898 the land, 'ripe for building operations', was extolled for its stratum of brickearth, 'which can be removed without deterioration'. Ten years later the farm was described as 'bare, bleak and desolate, set in the midst of brickfields and cinder heaps, with never a tree or a shrub near'.[10]

Housing development on lands once belonging to the extinct manor of Stamshaw began in the 1860s when the southern area of the estate was bought piecemeal. The northern portion followed a similar fate through the efforts of one developer, the United Land Company, and most of the area was covered in housing by 1898. Sixty years earlier

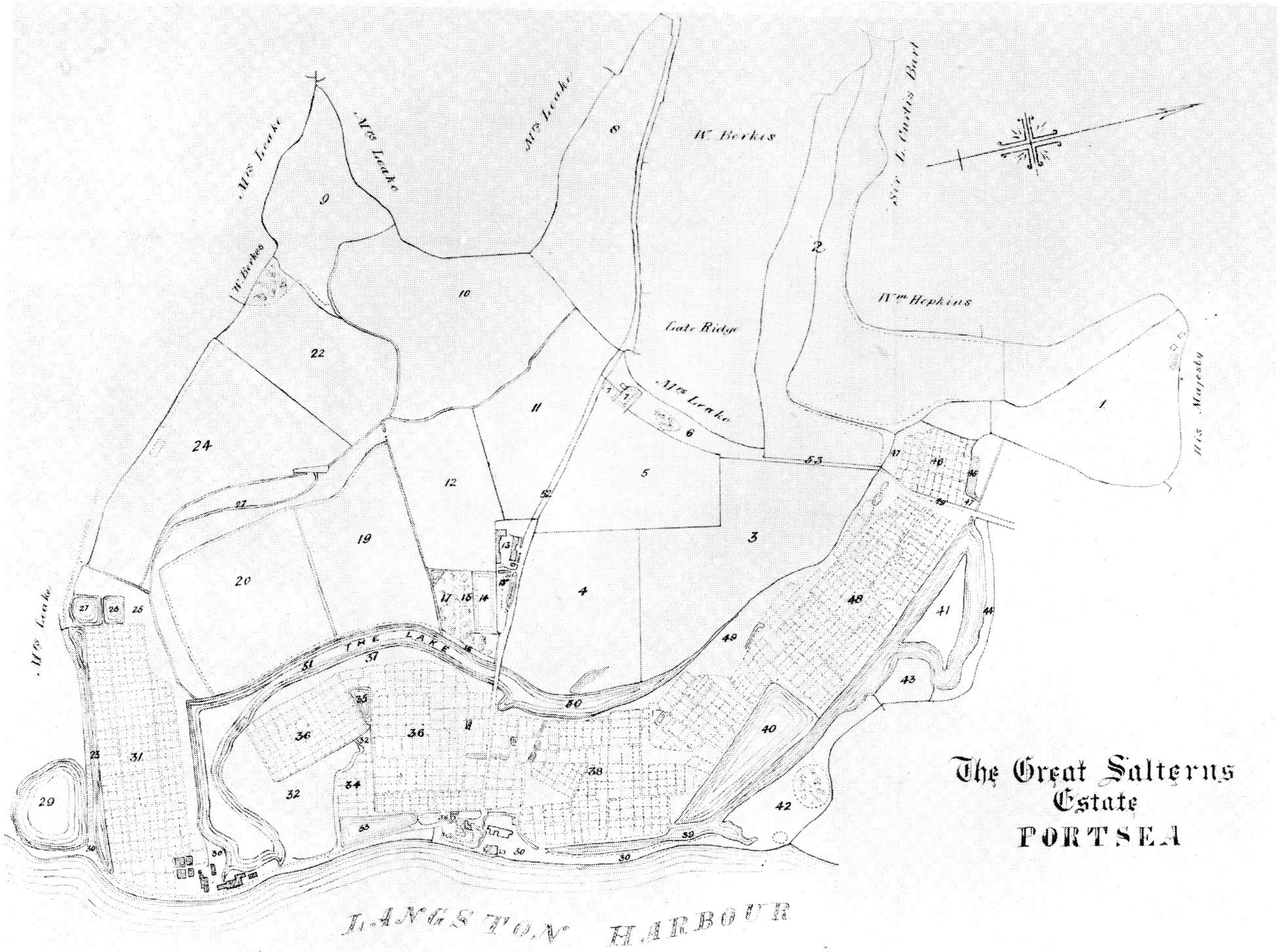
Plate 1. Green farm, Hilsea, circa 1910.
Hampshire County Library, Portsmouth.

the major landowner, Samuel Twyford, had possessed 83 acres of mainly rough grazing suitable for dairy farming and rearing horses. Gaining additional land to the north of his property, he succeeded in owning two of the three farms in the area, both known as Stamshaw farm. In 1851 the southern Stamshaw farm was leased by Andrew Nance Jr, who was, among other things, a noted coach proprietor. He employed a bailiff, William Silvester, and five resident workers to run the 83-acre farm, which also possessed a withy bed. James Reeves, who was renting the northern Stamshaw farm in 1838, was farming 43 acres of mainly pasture land. The third farm in the area, located at the bottom of Simpson Road, was run by William Warren Silverlock from 1840 until 1860 and was concerned with dairy production.[11]

In addition to the manors there were several other large landholdings on the island. The Admiralty owned over 300 acres of mudland, mainly in the Tipner area on the west coast, while concern with fortifications confined the Board of Ordnance's holdings to the island's vulnerable southern and northern areas, stretching westwards to include parts of Tipner. By the late 1830s the Board owned about 1,300 acres, including shingle, common, buildings, glacis, forts and Southsea Castle. Lying on the eastern shore, Great Salterns, Crown property for nearly 200 years, led an anomalous existence outside the parish boundaries. Exempt from most parish obligations, it was, however, liable for poor rates to both Portsea and Wymering parishes. Reclaimed from marshland in the 1660s, it possessed, as the name suggests, a saltworks. When sold in

Fig. 2. Plan of Great Salterns Estate, 1830.
Portsmouth City Records Office.

Fig. 3. Plan from Sale Particulars of the late Richard Goodman Temple's Estate, 1832.
Hampshire County Library, Portsmouth.



1830 to Francis Sharp for £11,100 the 347-acre property was divided into two parts separated by a large lake. The salterns covered about 133 acres on the eastern side; the remaining farm land, encompassing over 213 acres of marsh, common and arable, retained some old field names: Burrfield, Home Meadow and Horse Close. The property remained with the family and its heirs until sold to the current owners, Portsmouth Corporation, in 1920.[12]

One of the largest individual landowners was Richard Godman Temple. Before his death in 1830 he had acquired a substantial amount of primarily arable land in the Fratton area. This included the two farms in the tenure of Edward Turner and Samuel Hill, and garden ground in Southsea occupied by Josiah Webb (which had been sold to him by Joseph Webb), totalling nearly 350 acres. His parents, Robert and Susanna Temple, owned a successful brewery in St George's Row, the highest valued property in the 1775 Poor Rate Book. A highly esteemed and well educated man, he continued in the family business, becoming active in local politics. He was elected a member of Portsmouth Corporation and shortly afterwards was made an alderman, becoming mayor of the borough in 1783. He was a noted benefactor to many charitable institutions, even after moving to Surrey and eventually to his home in the Circus, Bath. Six years after the land was sold, ownership had passed to 16 individuals, the largest

Plan of
FREEHOLD ESTATES
belonging to the late
R. G. Temple Esqre
in the
ISLAND of PORTSEA.

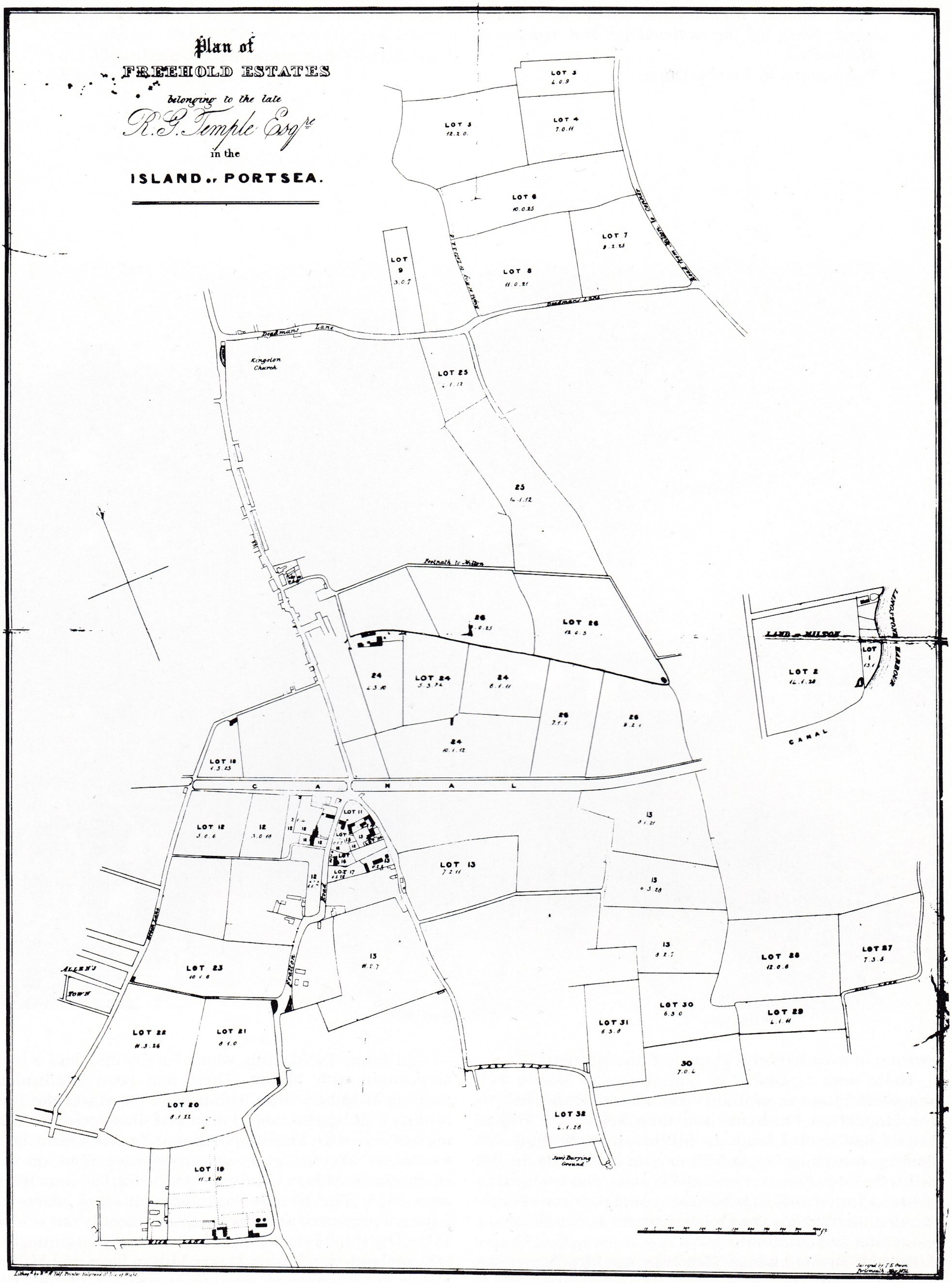


Plate 2. The farmhouse, Middle farm, Milton, now demolished. Some of the outbuildings still remain in Milton Park.
Portsmouth City Records Office.

portion of over 100 acres going to Francis Francis.[13]

There were a number of landowners at Milton with notable holdings, in addition to the manorial lands held by the Henderson Durhams and their heirs. The Gilbert family had owned lands in Milton since the mid-18th century, inheriting Upper Milton farm in 1798. By the late 1830s the farm, then comprising 145 acres, was tenanted by Edward Turner, one-time borough councillor and churchwarden. In 1851 his son-in-law Charles E. Smith, also a councillor and churchwarden, was occupying the 230-acre farm with Turner's widow. Ten years on, Mrs Turner was still living there, but alone. In 1872 the farmhouse and 125 acres, then in the tenure of Jonathan Webb, was sold to the second James Goldsmith, whose family also had a long association with Milton. There had been Goldsmiths farming at Milton since before 1755, but it was the 19th century Goldsmiths who dominated the district. In 1808 the first James Goldsmith purchased Purnell's farm, later known as Middle farm, acquiring more land on the enclosure of Milton Common and a further four fields after 1813. The 67-acre farm was enlarged when an adjacent property owned by the Leggatt family was sold in 1858. The third James Goldsmith not only continued to acquire land, purchasing Lower Milton farm and Milton House in 1885, but was also largely responsible for early building development in the area. By 1908 Goldsmith also

owned Port Royal Cottage, previously owned by Jonathan Gain and tenanted for nearly 50 years by farmer John Stride. When James Goldsmith died, his property, which included landholdings in Surrey as well as on the island, was worth over £146,000.[14]

The Tithe Apportionments for Portsea and Wymering parishes (1838 and 1839) provide valuable information on land-ownership and occupation at a time when farming was recovering from a depression aggravated by deficient harvests and currency problems. Besides the manorial holdings, government departments and Great Salterns, there were only six other properties consisting of more than 100 acres. Both Lord Powerscourt and Thomas John Ridge leased out many strips of land in the common fields within the borough boundary as garden ground, the former also owned Kingston farm, tenanted by Thomas Land Suett. Josiah Webb and James Goldsmith each owned a farm, Marmion and Middle farms, Milton, respectively, as well as leasing out various parts of their property to other agriculturalists. James Ellis Jr of Penhale farm and Edward Turner at Upper Milton farm, had sole occupation of the land owned by Francis Francis and Major Edward Gilbert respectively.

Thirty-two homesteads are mentioned on the island, ranging in size from an acre to over 200 acres and in annual value from £20 to £300. Four farmers had two homesteads each: James Ellis with Eastney and Lower Milton farms; Mary Kent with Stubbington and Buckland; Andrew Nance with Baffins and Stamshaw and Josiah Webb with Marmion and Wish Lane farms. At Hilsea, John Fidlin leased five farms from the Board of Ordnance, totalling 601 acres. Together these five people farmed 1,691 acres of land, representing a third of the total acreage on Portsea Island. Some farms were shared. In 1798 Church, Baffins and Copnor farms belonging to Samuel Leeke were each divided in two. Four fields at Church farm, consisting of 46 acres, were leased to William Poor, the farmhouse and remaining 64 acres going to William Sheldon, who also leased 106 acres of Baffins and six acres in Burrfields. George Smith leased Baffins farmhouse and the residual 120 acres, while Copnor was split between James Bartlett, farming 70 acres and Stephen Gauntlett, 31 acres, with Goslingcroft and 10 acres at Fratton rented by Henry Hill. Eastney farm was similarly divided. In the early 18th century a fervent Baptist, James Osmond, leased both Milton and Eastney farms. Milton continued in single occupancy, firstly by Thomas Goldsmith, then by John Harris; and from 1789 the Ellis family, Richard until 1802, then his widow Mary, and prior to her death in 1806 their son James. Eastney after James Osmond's tenure was divided in two: 133 acres were leased by James White and subsequently by James Brent, while the smaller portion of 61 acres was occupied by Phineas Bown and William Simmons, then William Edney, until 1808, when both parts were brought together under the administration of George Augustus Bridger Fielding. He continued to farm the smaller acreage until 1831 and the larger until 1835. James Ellis took over the tenancies as they became available and was still farming there in 1846.[15]

Documentary evidence on the farming community tends to be more detailed for the wealthier and socially active farmers. Three of the leaseholders in particular led extremely busy and interesting lives. Thomas Fitzherbert was a much respected and generous individual. Born in Portsea in 1746 to John and Mary, he had by his early thirties amassed his fortune. During the period 1775-1782 he obtained contracts for supplying the army in America with waggons, ironwork for gun carriages, musket stocks, small-arms and gunpowder. He also supplied the artillery with horses and hired out horses for work on Portsmouth's fortifications. A member of the United Company of Merchants of England trading to the East Indies, he left £1,000 of East India stock in his will to his friend George Daysh. On the social side he was a non-playing member of Hambledon Cricket Club (1775-1783) and elected one of two stewards in 1778 and 1781. In civic duties he was appointed in 1774 a trustee to the Portsea Improvement Commission, and, with responsibilities to the parish of Portsea, paid a large contribution towards a clock for St Mary's church in the early years of the 19th century. With Lord Sandwich (John Montagu) as patron, he was elected M.P. for the borough of Arundel in 1780, paying £3,000 for the privilege. In the same year he secured the lease of Stubbington manor, paying a yearly rent of £400 and promising to spend at least £1,000 in the first two years on building construction. He turned out to be both a progressive and successful tenant, 'sparing no expense in the matter of having the best stock and in keeping Stubbington in thorough good order'. A member of the South Hampshire Agricultural Society, of which he was president in 1801, and of the Experimental Farming Association, he was unafraid of experimenting, having the necessary funds to pursue and encourage new farming practices. He regularly invited friends and neighbours to view his stock, farm produce and implements in similar vein to the house parties organized by his contemporary, Thomas Coke of Holkham.

Fitzherbert also owned a number of tenements and pieces of land on Portsea Island, receiving monetary compensation on several occasions when land was required for fortifications. For example, he was paid £1,800 in July 1789 for Mill Piece; and for land taken in Pesthouse field in 1813-14 he received £6,000, sharing with Mr Kent a further £381 5*s*. At the time of his death he also owned 53½

Plate 3. Thomas Fitzherbert, circa 1780. Newscutting of miniature by H. Stubble (now in U.S.A.).

Plate 4. Sale particulars of household furniture and agricultural stock belonging to Thomas Fitzherbert.
From *Hampshire Telegraph* 2 September 1811.

acres of enclosed arable land near Lumps Battery and 52½ acres of arable land near Milton, being parts of Milton farm sold by the White family. He also possessed other homes besides Stubbington. During his parliamentary career he had a house at Epsom, Surrey, and in the last ten years of his life he lived at Blackdown in West Sussex with a town house in East Street, Chichester, leaving the management of Stubbington in the hands of his bailiff, David Kent. In 1786 his homes and possessions were insured for £7,400, including £1,530 for house, offices and farm buildings at Stubbington and £3,000 for his property and household goods at Epsom. Having lost his beloved wife in 1802, he left his property to his two surviving sisters and legacies to relations, god-children, close friends and various members of his staff, which included an elderly coachman, a bailiff, gardener and gamekeeper. He also left an extra year's wage to any household servant having been in his employ for at least two years. He bequeathed in perpetuity £10,000 for a charity to provide an annuity to ten poor widows, ten poor men and five poor spinsters residing in Portsea, of at least 50 years of age and Portsea born. The trust fund was amalgamated in 1906 with money left by Henry Moody, and survives to this day.[16]

When George Edward Kent died in 1903 it was said that he 'was a typical specimen of the old English yeoman'. He was born at the Manor House on Stamshaw farm in February 1824. His father David had been bailiff to Thomas Fitzherbert at Stubbington farm, presumably from 1804 when Fitzherbert advertised for a married man 'who understands farming business in all its branches, particularly the value of livestock', remaining with him until Fitzherbert died in 1822. Some time after 1829 the family was again farming Stubbington, Mary Kent being named as occupier in the 1838 tithe apportionment. By 1848 George Edward was farming in his own right at Stamshaw and later at North End, moving to Stubbington farm by 1875, where he remained until his death. In 1860 he purchased around 87 acres of land at Stamshaw, paying an average price of £62 an acre, part of the purchase being poor quality marsh ground. He also bought part of the former Twyford estate in an auction in 1865, selling it in 1868 to John Miles, owner of the Elm Brewery, Southsea, perhaps in his capacity as land surveyor and valuer. In this activity he became a senior partner in the estate agent firm of King and King; also at this time he was advertised as an agricultural implement agent. During his life George Edward saw the growth and unification of the townships of Portsmouth, Portsea, Landport and Southsea, and took an active part in this development. When elected to the council for All Saints ward in 1859, he had already been a member of Landport and Southsea Commissioners and served on the Board of Guardians. In 1873 he became

HANTS.

Modern Household Furniture, Paintings, Prints Books, Wines, Live and Dead Stock.

TO be SOLD by AUCTION, on the Premises, by Mr. WELLER, on Monday the 16th of September, and the two following days, at twelve o'clock,—

The genuine and entire modern HOUSEHOLD FURNITURE, of Thos. Fitzherbert, Esq. of Stubbington Lodge, Portsea: comprising four-post, sofa field, and other bedsteads, with printed calico and dimity furnitures; excellent beds, hair and flock mattresses; blankets and Marseilles quilts; two drawing rooms in suit, with French window curtains and draperies; two sofas; twelve arm and six single chairs in rose and gold; chimney glasses; Brussels carpets a large mahogany pedestal side-board, eating-room chairs covered with red morocco, a set of clawed dining tables, library, loo, card, and Pembroke tables a small collection of valuable paintings, and scarce prints; an eight day clock, a time piece, and a bracket clock, with other general articles of furniture; four doz. of claret, 17 doz. of colmenar, and 25 doz. of bucelas.

The AGRICULTURAL STOCK consists of two broad wheeled and two narrow wheeled waggons, four dung carts, jockey cart, stone and wood rollers, drag and single harrows, drilling machines, drill and common ploughs, two ricks of prime meadow hay, two stumps of meadow and lucerne hay, 50 load of bark, a clever bay hackney, yearling, riding colt, mare and foal at her feet, six cart horses, sows and store pigs, and various other agricultural and garden implements.

The effects may be viewed on Friday and Saturday preceding the sale. Catalogues may be had at the place of sale; of Messrs. Mottley, and Co. Portsmouth; Anchor, Liphook; Dolphin, Petersfield; King's Arms, Godalming; Red Lion, Farcham; at the Auction Mart; and of Mr. Weller, Chichester.

☞ Sundry Lots of Building Land will be particularised in the next paper.

mayor, being chiefly remembered for the welcome home given to the troops returning from Ashanti, and for having to read the Riot Act on Southsea Common. He was a man of diverse interests which ranged from involvement with the Friendly Societies to initiating the building of the swimming baths. During his mayoral year he celebrated the consecration of St Mark's church and the laying of the foundation stone for Kingston prison, reflecting both his role as churchwarden to St Mary's and later St Mark's and his active involvement with the Discharged Prisoners' Aid Society. Children were also invited to the festivities, including those in the workhouse. He was made an alderman and a justice of the peace at the end of his term of office and continued his civic duties until 1898.[17]

Andrew Nance Jr was born into a well-established business family. His father was one of the principal posting masters in Portsmouth, owning the *Blue Posts*, the *Crown Inn* and the *Fountain Hotel*, where Andrew Jr was born in 1810. Maintaining his coaching links, he branched out into farming, leasing in the course of his life five of the island's farms. In 1838 he leased Stamshaw farm from Samuel Tywford and Baffins farm from Sophia Leeke: Stamshaw in particular was suitable grazing ground for horses. He established a railway carrier service from the *Blue Posts* in 1847 while also renting Stamshaw and Copnor farms. Twelve years later he was described as living at Baffins farm, and his business in Broad Street had expanded to make Nance a railway agent, coach proprietor, army contractor and carrier. His involvement with transport earned him a directorship of the railway and also of the Landport and Southsea Tramway Company and chairmanship of the Portsmouth and Gosport Floating Bridge Company. He had interests, too, in nearly all the other local companies, including the Portsea Island Gaslight Company and the Clarence Esplanade Pier Company. Towards the end of his life he concentrated on farming pursuits, leasing Great Salterns and living and farming at Oatlands, Kingston Crescent, until his death in December 1877. A freemason and staunch Liberal, he, like other farming gentlemen, took an active part in local politics, gaining a seat on the council representing All Saints ward at the age of 29, but losing it two years later through advocating a railway link. He was later elected for St Mary's ward, becoming an alderman in 1852, mayor in 1854 and finally a justice of the peace.[18]

Holding what were essentially Michaelmas farms, the island's farmers followed the general Hampshire trend, by which a new tenant gained control of the farm after harvest with ground prepared for seed. In the last year of tenancy, approximately 20% of the holding would revert to the lessor or his new tenant to prepare and cultivate. Likewise, the old tenant was given a period, usually until May Day, without paying any rent, to thresh his corn and fatten his cattle on his remaining fodder. On Stubbington farm two rooms in the farmhouse, half the gate rooms, a stable and a barn were placed at the former tenant's disposal. Long associated with manorial customs, copyhold, which came in several forms, had largely given way to leasehold, though it was still in evidence on Copnor manor well into the 19th century. Manor farm, possessing both freehold and copyhold land totalling in 1838 some 38 acres, paid 17*s*. 7*d*. quit rent for 14 acres and a messuage. The land had been cultivated as one unit with the copyhold indistinguishable from the freehold. This became a problem when the land was surveyed for the railway. In 1847 Mr Longcroft, the steward, proposed that two fields to the north of the house, abutting on Copnor Lane and Dirty Lane (the track leading to Burrfields Road), together containing about the required amount, should 'in future be considered copyhold', and this was agreed subsequently by all parties involved.

Arthur Young, Secretary to the Board of Agriculture in the 18th century, believed that secure tenure was essential to long-term agricultural investment. Rapidly rising prices, as in wartime, however, affected the landlord's desire for long leases, for then his property was under-rented until the lease expired. During the French Wars the lease for Eastney farm was contracted from 18 years to seven and the rent increased from just over £1 per acre to over £5. Slump followed boom, and falling prices and high rents, devised in the boom years, similarly created a dilemma for the tenant unable to pay, often resulting in temporary abatement or eventual bankruptcy. This occurred at Hilsea in mid-March 1829 when John Green, tenant to the Ordnance authorities and holding five farms, assigned all his estate and effects to John Burrill of East Cosham and David Kent of Stamshaw, in trust for themselves and his creditors. Landlords were understandably sensitive to price changes. High rents might cause a loss of good tenants. In September 1838 Mr Rawson's solicitor wrote to him concerning his property at Copnor with proposals 'to ascertain (subject to your approval) terms upon which Mr Smith would be disposed to take a Lease of the Farm'. A seven- or 11-year term had been agreed and, as to rent, 'if the present price of corn continues, 100 Guineas and £100 if it should fall back to the former price'. Although the rent had fallen to £100 by 1846, Smith found himself in financial difficulty. Despite extra time allowed to pay the remaining £30 of Lady Day rent, half a year overdue, Smith left the farm and family in October 1846. An extremely angry landlord, 'displeased with Smith's duplicity, depth and cunning', was only prepared to lease his property with 'an unquestionable party for not more than seven years at a rent to be fixed'. Short leases, however, could be viewed as a bar to property enhancement. A tenant was disinclined to

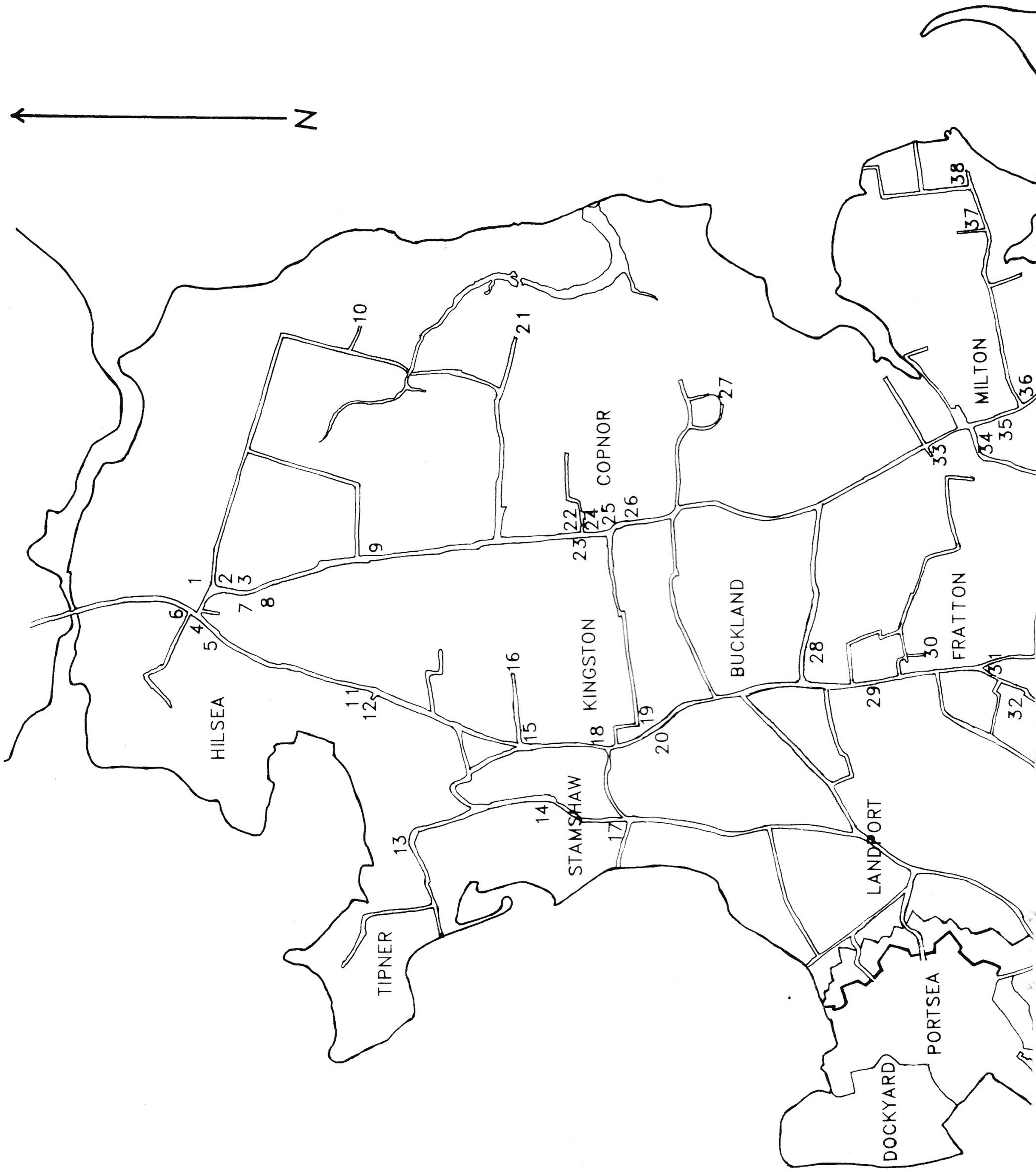
maintain and repair an estate when unable to reap the reward for labour and capital, as was demonstrated by a successor of Smith's. In April 1848 Miss Ann Hill expressed 'no objection' to the landlord's desire to 'increase the Rent to 100 Guineas per annum', provided the lease was extended 'to 14 instead of 7 years', affording her the 'means of reaping the benefit of her outlay not only in draining but in putting the farm in a proper state of cultivation'.[19]

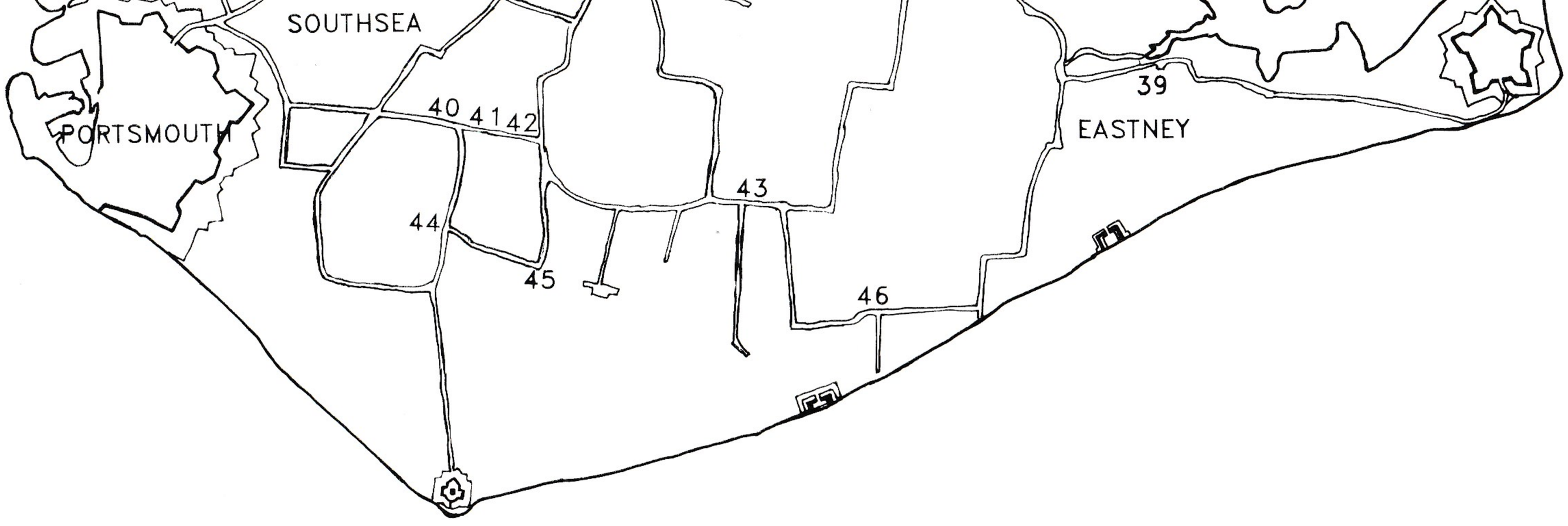
The mixed farming on the island enabled cultivators to adapt to the demands of the market through raising animals and growing crops 'part corn and part garden vegetables', leading increasingly to market garden cultivation. When Domer farm, Milton, was put up for sale in December 1840 following the death of George Leggatt, it was described as a 'desirable freehold landed estate', comprising farmhouse, homestead, buildings and about 40 acres 'of as fine land as any in the Island of Portsea, possessing peculiar advantages for agricultural purposes and more especially for Market Gardens, to which a great portion is appropriated'. A 14-acre field of 'excellent Arable land partly used as a market garden' created great interest, being confirmed as a desirable site 'for the erection of a Marine Residence'.

With demand for vegetables from civilians and armed forces alike, market gardens, which required little acreage to produce bountiful crops, became increasingly popular on the open field strips. It was also more profitable, with market garden ground fetching higher rents. In the early years of the 19th century rental for open-field arable was 18*s*. to 24*s*. an acre, while market gardens fetched upwards of 40*s*. to 80*s*. In the Tithe Apportionments an extra charge of 3*s*. was placed on market garden ground. There were nine such grounds on the island amounting to nearly 39 acres. The most northerly, comprising three fields, abutted upon the canal (Sydenham Terrace) and Fratton Road and was in the tenure of Henry Hill. His neighbour, James Ellis Jr of Penhale farm, had an arable field on Jews Lane (Fawcett Road) converted to market gardening. Four grounds were concentrated around Wish Lane, two in the occupation of farmer Richard Newton and two used by Josiah Webb of Wish Lane farm. The remaining grounds were located in Park Lane, owned by William Christy and rented to various tenants. As the century advanced more market garden land appeared on the farms, mostly in the Southsea and Fratton area, but also in Copnor and North End. The farms affected in the second half of the 19th century included, in the Southsea area, Lumps farm, Beach farm in Albert Road and Jews Lane farm. At Fratton, Thomas Marshall of Priory farm and Mrs Charlotte Wellstead of Trafalgar farm were both listed as market gardeners, while, further north, farmer and market gardener Henry Hill Jr leased a 250-acre farm at Copnor and Elizabeth Ellis managed Oak farm, North End. Due to the constant battle with weeds, market gardening was labour intensive. In 1851 Mary Hill employed nine labourers for 60 acres of market garden ground compared with the eight labourers on James Stephens' 200-acre farm at Milton. Baffins farm with 410 acres employed 28 labourers at this time, while 40 labourers worked for Henry Hill Jr.[20]

There were several gardening and farming dynasties resident on the island, among them were the Webb, the Hill and the House families. When gardener Joseph Webb of Wish Lane wrote his will in 1818 most of the landed property which he had acquired over the years was left to his two surviving sons, John Wesley and Josiah. John was given land on the east side of Southsea Common and a meadow in Wish Lane in the vicinity of Yarborough Road. The remaining land was shared between the brothers: this comprised acreage in Lazy Lane (Fratton), land near Kingston Church occupied by Richard Rattu and an allotment in Bere Forest. In addition he left several monetary bequests, including £1,000 to Josiah. A wealthy man, possibly through contracts with the navy, he was also charitable, distributing two bullocks among the poor in December 1805. Both John and Josiah were listed as market gardeners in the 1830 directory, John in Elm Grove and Josiah at Marmion Place, where he was to make his home for over thirty years. Two years after his father's death John mortgaged 13 acres of garden ground at Froddington (Fratton), known as Hambrook Close, to Sir Samuel Spicer for £1,300. A further 66 acres at Fratton eventually came under the auctioneer's hammer in 1857. John appears to have left the island, selling his substantial home in Elm Grove in 1833. Along with ten acres of garden and orchard the house boasted of 'two kitchens, butler's pantry, coal, wine and beer cellars, dining and drawing rooms, breakfast parlour, eight bedrooms, summerhouse, greenhouse and shrubbery, coach-house and stabling'. The sale documents referred to the land as 'admirably adapted . . . for the erection of villas, so much in requisition in this . . . genteel neighbourhood'. The Webbs apparently acted on this, as a number of houses with gardens had been built on part of the Elm Grove land by 1838. Josiah, besides his Marmion Road property, was by 1832 also renting 11½ acres of garden ground from Richard Godman Temple, later known as Wish Lane farm. Six years later it was revealed that he owned 120 acres of arable and pasture and leased a further 128 acres from 11 other people, including his brother John. Josiah was recorded as a farmer and market gardener in the directories, although both John and he, when making their wills in the 1860s, gave their status as gentlemen. Of his five children, the eldest son, Jonathan Edmondson, continued in the same profession, being referred to as a yeoman living in South-

Fig. 4. Composite map of Portsea Island farms.





No.	Farm Name
1	Hilsea farm
2	Green farm, Hilsea
3	Farm at Hilsea
4	Farm at Hilsea
5	Farm at Hilsea
6	Farm at Hilsea
7	Farm at Hilsea
8	Gatcombe farm
9	Little Gatcombe farm
10	Highgrove farm
11	Farm on London Road
12	Oak farm, London Road
13	Stamshaw farm, Tipner
14	Stamshaw farm, Stamshaw Lane
15	Clarence farm (possible location)
16	Stubbington farm, Stubbington Lane
17	Stamshaw farm between Stanley Road and Simpson Road
18	Kingston farm, London Road
19	Buckland farm, Buckland Road
20	Swan farm, Kingston Road
21	Great Salterns farm
22	Manor farm, Copnor Road
23	Farm at Copnor, Copnor Road
24	Farm at Copnor, Copnor Road
25	Manover farm, Copnor Road opposite Copnor Lane
26	Farm at Copnor, opposite *Sportsman's Rest* public house
27	Baffins farm
28	Kingston Church farm, Deadman's Lane
29	Farm opposite Trafalgar Place, Fratton Road
30	Penhale farm opposite Fratton Grove, Fratton Road
31	Fratton farm, Lazy Lane
32	Priory farm, Victoria Road
33	Domer farm, Milton Road
34	Upper Milton farm, Hill Lane Bend
35	Middle farm, Milton Road (amalgamation of Purnell's farm and Leggatt's farmhouse)
36	Lower Milton farm, Milton Road
37	Anglesea farm
38	Port Royal Cottage
39	Eastney farm
40	Attweek's farm, Wish Lane
41	Newton's farm, Wish Lane
42	Wish farm, Wish Lane
43	Beach farm, Wish Road
44	James farm (prior to 1851 site of St Jude's church)
45	Marmion farm, Marmion Road
46	Lumps farm, Lumps Lane

sea in Josiah's will, dated 1865. Josiah was keen to divide his possessions and money from the sale of his property equally between his children, which appears to have severed the Webb link with Marmion Road, although not with the island. In 1871 a Mr Webb rented 142 acres of land at Milton, most of which comprised Upper Milton farm, for an annual payment of £534.[21]

There had been Hills gardening on the island since the late 18th century. By the mid-19th century it was clear that there were two separate families involved in agriculture, one residing primarily in the Fratton area and the other at Copnor. The Fratton Hill family had an eventful year in 1822. Henry Hill died and a William Hill had become the proprietor of Henry's land by the time it was offered for sale in December. The land consisted of 23 acres of arable, fruit gardens and orchards and included a granary, a potato house, a dwelling house and a wheelwright's shop. This may have been the same William Hill who had sold his household goods and gardening implements from his home adjacent to the theatre in the High Street in June. In the same year a Thomas Hill was selling a barn and carthouse in Deadman's Lane opposite Kingston Church, and Henry Hill Sr and Jr were leasing nearly 72 acres of land, constituting part of Baffins farm, from the Leeke family. Six years later several members of the family were leasing the whole of the farm. In 1845 farmer Henry Hill of Fratton died, leaving a widow, Mary, and four children: Samuel, Henry, Mary and Ann Tribe. Samuel was gardening at Penhale farm in the early 1830s and was listed as retired in the 1851 census. His brother Henry was gardening at Buckland at this time, while his mother and sister Mary were gardening 60 acres in Fratton Road, the former at the age of 85. In 1851 Henry Hill, a farmer, was occupying Copnor farm where his late father, a market gardener, had been living prior to his death in 1835. His sister Ann, also a farmer, was also residing in Copnor, having taken the lease of Manor farm in the mid-1840s. Two of Henry's sons followed in their father's trade: Herbert was listed in the 1861 census as a market gardener in Kingston Cross and Frank was a farmer at Kingston farm.[22]

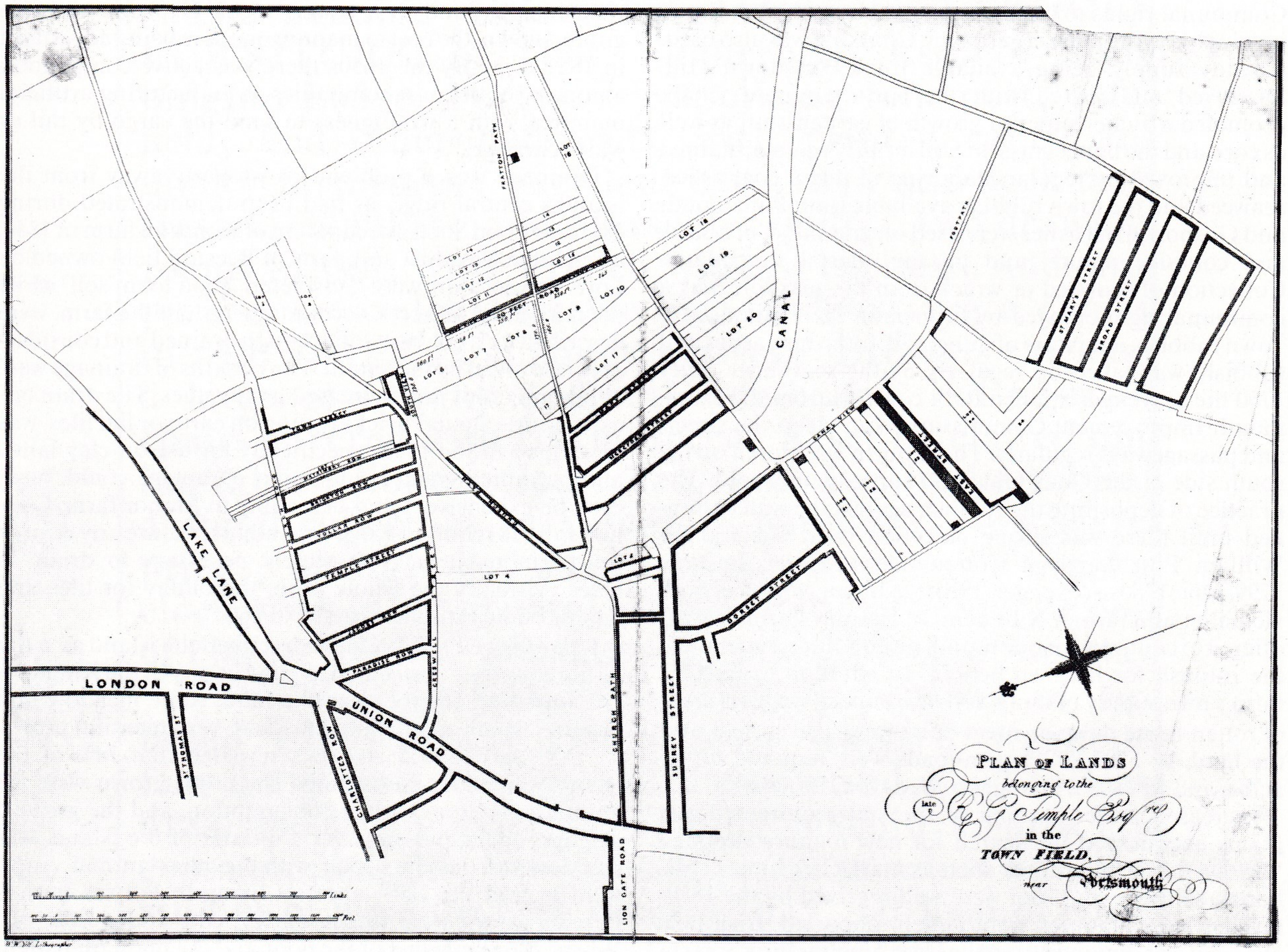
Charles House, born at Boldre in the New Forest, was living on the island by 1817. He bought land in Lake Lane in 1833 and was described as a dairyman in his 1848 will and a cowkeeper in the 1851 census. By the time of his death he also possessed land in St Mary's Road. His three sons were each left a property, one of them, Henry, continuing in the farming tradition in Lake Road. Henry's nephew, also named Henry, a market gardener, farmed the 20 acres in Anglesea Lane that his father, Charles William, had bought in 1864. On his death 22 years later his second son, Frederick William, took over the market garden, then known as Anglesea farm, until it was sold in 1889.[23]

In the south and east of Portsea Island, outside Portsmouth's borough boundary, a succession of enclosures by agreement and Act of Parliament broke down the open field system which had developed around the medieval communities. The number of fields in each of the manors had increased over the centuries to meet the needs of a growing population, so that the Portsmouth system, which incorporated Buckland and Kingston, eventually had 11 fields, Copnor five, Fratton four, Milton six and Hilsea seven. Attempts to consolidate agricultural holdings resulted in the eastern half of the island being enclosed by the 18th century. As early as 1540, John Leland had remarked on the island being 'partly enclos'd'; certainly lands belonging to Stubbington manor had been enclosed before the mid-16th century, and the Copnor common fields had vanished by the end of that century. Enclosure by agreement made in 1610 affected fields in Fratton, followed by the enclosure of 339 acres in Milton in 1693.

On the western side of Portsea Island, however, the landscape was very different. Within the borough boundary the liberty part of Portsea parish stretched northwards from the walls of Portsmouth and Portsea to Tipner and eastwards to Fratton Road and Lake Lane. Here the open fields remained largely unenclosed well into the 19th century. Some parts of Portsmouth's West and East Dock fields were taken for dockyard fortifications in 1667, for the emerging town of Portsea in the 1690s and for its subsequent fortification in 1710. House-building in Portsea town further encroached on strip-cultivation in the 18th century, but development was piecemeal, depending on individual owners' willingness to sell, with many streets following the alignment of the open-field furlongs. Building was mainly confined to these two fields, however, and the new maps of Pesthouse, Cherry Garden, Town, Beeston and Pitcroft fields made in 1792-3 show that the rest of the Portsmouth fields were still largely undeveloped. Even when population spilled over into Landport, a high proportion of the strips survived, mainly due to the profitability of market gardening, which was found increasingly on Pesthouse, Cherry Garden and Town fields. New roads in these fields followed the medieval furlongs as in Portsea town, and the land passed from garden and arable cultivation to streets without any intermediate stage of enclosure. Lord Powerscourt had one of the largest landholdings in these fields, and the map accompanying the sale particulars of his land shows the extent to which houses and market garden strips were still intermingled as late as 1849. Beeston and Pitcroft fields, however, were enclosed by private Act of Parliament in 1817, the last Enclosure Act on the island.

The inconvenience of the open field system is illustrated by Buckland farm, in the occupation of John Green in

Fig. 5. Plan showing streets and fields in Town Field, 1832.
Hampshire County Library, Portsmouth.



1815. The land, totalling about 80 acres, lay dispersed in Beeston, Town and Cherry Garden common fields, and at Stamshaw and Hilsea. Awareness of enclosure's benefits was demonstrated by two freehold properties at Hilsea belonging to the Pike family in the late 1770s. Part had been enclosed, the remaining arable being 'dispersed in the open fields' and the 'pasture for cattle upon a stinted cow common'. The valuation document concluded that the estates seemed 'capable of great improvement if the cow common and open fields were Inclosed'. As was typical of areas like Hampshire, where enclosure of arable was widespread by the 16th century, most of the 18th and 19th century Parliamentary enclosures on the island involved the commons and waste. Southsea Common was enclosed in 1785, partly through military concern to secure open space around Southsea Castle. In 1810 common pasture in the Forest of Bere belonging to the Portsmouth system was affected. Likewise Milton and Eastney Commons, along with Velder Heath, were enclosed. Milton farm received the largest share of the allotments, totalling nearly 39 acres for an annual rent of £78 10*s*. In Hilsea the commons had already been encroached upon by fortifications and partly enclosed. An Act in 1812 enclosed the remaining 226 acres of common and 253 acres of common field.[24]

Cultivators were eager to improve the quality of the soil, and experimented with new implements to increase their output. Likewise, stock owners endeavoured to buy better and improved animals at the expense of the native breed. Great pains were taken 'in correcting the natural defects of the soil'. Ironically, the island's topsoil was composed of brickearth, precious to both farmer and builder alike.

Communal rights to collect sand to lighten the land were invaluable to the market gardener. Chalking was also used, a ready supply being available from Portsdown Hill. Dissolved and mixed with the surface mould, chalk promoted a 'richer superior growth of garden-stuff as well as corn and the better grasses'. Soil fertility was maintained and improved by regular manuring of dung, coal ashes, seaweed and the town rubbish available from Portsmouth and Gosport. Coal ashes were used on grassland 'of a close and cohesive nature' and on the coastal marshland. Collection of seaweed or wrack from the seashore was a communal right enjoyed by farmers in the Fratton area. Town rubbish, a mixture of dung, soil, filth, dust, ashes and rubbish, was raked up regularly by the scavenger. After 1750 the scavenger applied for a contract from the Portsmouth Improvement Commissioners to clean the streets and passageways regularly. The rubbish was stored on the south side of the Quay Gate and subsequently sold. The practice of depositing the rubbish against the wall continued until there was strong objection from General Sir William Pitt, Garrison Commander-in-Chief, in June 1799. One 1780s scavenger, Phineas Bown, who was both victualler and farmer of 61 acres of Eastney Farm, in 1793 offered to continue for one month on condition he retained the rubbish for his own benefit. In addition to Eastney farm's own supply of dung, soil or compost, waggon-loads of rotten horse dung or street dung were also spread over the land. In 1787 80 waggon-loads were required for 86 acres, and in 1808 240 waggon-loads for 194 acres.

Increased understanding of the soil requirements of plants encouraged the search for new manure supplies. Various forms of fertilizer such as marl, clay, lime, chalk, bones, saltpetre and soot were well received by the 1830s farmer. New manures were largely imported. Irish peat charcoal was obtained from the Irish Amelioration Society, R. Chase of Emsworth and G. Lashmer of Arundel being two local agents for this body. Originating in the Bog of Allen, 40 miles from Dublin, the peat charcoal was considered a most valuable manure for all red flowers (especially roses), for fruits (especially strawberries), and for turnips, mangel wurzels, peas and potatoes, and all brassicas. Although its properties had been expounded by G. de la Vega at Lisbon in 1602, Peruvian guano was not exported to England until 1835 and was not used extensively until the late 1840s. Portsmouth received cargoes of guano from Peru and Patagonia in South America, from Saldanha Bay near the Cape of Good Hope and from Possession Island, part of the Crozet Islands in the Indian Ocean. In the 1850s two Portsea Island companies and one at Fareham sold various types of guano and other manures. Bones were also imported, gaining favour during the 1820s and 1830s. Originally sold in small broken pieces, they were later ground to a coarse meal. Gypsum was also ground down, the cost to manure one acre being advertised in 1851 at 3*s*. By the 1850s there was active competition amongst south coast companies manufacturing artificial manures, with a willingness to send the cargo by rail or water carriage.[25]

Drainage was a problem for property away from the island's central ridge, as had been demonstrated during Thomas Land Suett's occupation of Kingston farm in 1840. The Home Meadow and parts of Beeston field owned by Lord Powerscourt were considered 'good loam soil' while the remaining 68 acres, accounting for half the farm, were described as 'a cold wet soil', though drained and considerably improved by the tenant. The benefits of drainage were abundant crops and increased land values. Tile drainage, using semi-circular bricks resting on earth or flat tiles, was developed in the 1830s specifically for use on clay lands and permitted greater cultivation. Drainage could, however, be expensive. Land belonging to Manor farm, Copnor, in 1848 required 'large expenditure before any return'. Furthermore, it was 'absolutely necessary to drain 35 acres', virtually the whole farm, the outlay for tiles and labour being estimated at £50 to £60.[26]

Lake Taswell's 1775 Guide described the island as 'a flat fertile country . . . esteemed as good as any in the Kingdom . . . consisting chiefly of arable land, some meadow and pasture' which rarely failed to yield 'very plentiful crops'. In 1853 agricultural statistics revealed that 74% of the island was under cultivation. The crops grown were for animal as well as human consumption, and the greatest acreage, encompassing over a quarter of the island, was meadow and pasture which, with the other 'animal' crops, went to feed the 1,581 animals living in Portsea parish. Cereals grown were wheat, barley, oats and a little rye. Wheat, the staple diet of the poor and the main ingredient for ship's biscuits, was the principal cereal. A gentleman in 1816 purported to have a method for improving the quantity of wheat at less expense. He advertised his willingness to impart his secret for £2, including a list of farmers who approved his work. Two local men were in the list, George Plummer of Great Salterns farm and John Green residing at Hilsea. Unfortunately wheat was prone to diseases, one of the most common being smut, a fungus spread by wind-borne black spores. In 1800 soaking the seed in chamberlye (urine) was one preventative against the disease, while in 1851 supplies of a chemical called 'Blue Vitriol' were available. Stockists included Dreweatt & Co., druggists in the High Street, who received their supplies 'direct from the best Factory in London'.

Root crops grown were potatoes, turnips, mangel wurzels, beetroot and carrots. Although most of these had begun as animal food, several were used solely for the

kitchen, such as carrots and beets. By 1800 the potato was used not only as an excellent food for hogs 'when boiled and mixt with barley meal or pease', but, as in Hampshire, also for human consumption. By 1853 the potato was vying with wheat as the principal crop on the island, the 410½ acres of potatoes comparing with 503 acres of wheat. Several varieties of turnip were available, the commonest being the tankard, the Norfolk white loaf and the green and purple rounds, each capable of feeding the stock through the winter. Ruta Baga, or swede, was a relative newcomer to the farm in the early 19th century. Hardier than the common turnips and able to provide a highly nutritious winter feed for hogs, it gained in popularity, losing little of its goodness through storage. At Stubbington farm in 1810, Thomas Fitzherbert had the seed drilled upon ridges and his swedes were ranked 'among the highest in general excellence' in Hampshire. Enthusiasm was also shown for the mangel wurzel, a root cultivated in the same way as the swede, though producing a larger crop. Charles B. Smith grew several varieties of root, advertising for sale white and green round turnips, swede and mangel wurzel on his farm at Milton in 1851.

Portsea Island produced spring vegetable crops much earlier than other parts of the country. The most popular were cabbage, cauliflower and broccoli. Cabbages were cultivated for human consumption rather than for cattle as in previous centuries, supplying local hospitals, Portsmouth and Gosport markets, and 'the vast quantity of shipping constantly at rendezvous between St Helen's and the Needles'. Broccoli and cauliflower were considered 'particularly excellent', and though grown elsewhere they were never known 'to produce any in such perfection as in the gardens near Portsmouth'. The broccoli was greatly acclaimed for its 'richness of flavour' and 'uncommon size', an 1835 guidebook boasting that single heads had been 'grown on it that weighed 25 lbs each'. The vine also received particular praise in the guidebook, a Southsea vineyard supplying its owner with 'a wine nearly equal in flavour to that of the Portuguese Islands', and another belonging to Mr Mearns at New Town, Fratton, had a much improved grape equalling in size and flavour 'the finest foreign fruit'. Three years later the Portsea Island Grape Society, whose aim was to 'promote an improved cultivation of the Vine', held its first show at the Yorke Rooms in Southsea.[27]

Two gardening families, the Rattus and the Nobes, specialised as seedsmen and nurserymen before 1850, part of a small group supplying island needs for farm, garden and orchard. Seeds were also obtainable by post. In April 1851 an advertisement for Skirving's Improved Turnip seeds specified the fixed price of his improved swede, purple top and yellow bullock. Situated in Liverpool, Mr W. Skirving, without agent in either town or country, required a 'remittance or reference from any unknown correspondent'. William Graves of Southampton in 1787 was also able to supply a register for gentlemen requiring gardeners and for gardeners out of work.[28]

Animals kept were chiefly cattle, pigs, sheep and draught horses. Before enclosure and the growth of the Portsea suburbs, livestock owners enjoyed communal grazing rights, turning out livestock on to the common fields between harvest and winter sowing. Many Portsea Islanders also had grazing rights in the Forest of Bere where Samuel Leeke, manorial lord of Portsea and Copnor, held one of 18 purlieus in the East Walk. Despite the loss of grazing land through building development and enclosure, animal husbandry increased between 1798 and 1853. The draught animals were mainly horses and a few oxen. Vancouver found little to say in favour of the horses in Hampshire, generally having 'far too much bone, and being often in low condition'. Despite such views the South Hampshire Agricultural Society was nevertheless able to award a £5 premium in 1804 to Mr Green of Kingston farm for having produced the finest cart stallion. In 1798 Portsea parish had six oxen; two years later Stubbington farm possessed the only two working teams of oxen on the island. Of Devonshire breed, they succeeded in winning several prizes for ploughman Robert Edney at the Agricultural Society's meetings between June 1802 and July 1803. Suffolk and Norman breeds of cow were found on the island, the Jersey, Guernsey and Alderney being especially favoured for use in the dairy, producing richer, creamier milk. Dairy cows were often rented out to dairymen; thus, in 1803 Thomas Meads, bailiff on Stubbington farm, advertised for the renting of milk from twelve cows for one year. Many digestive ailments of cattle, notably the bloat, were treated with archaic remedies, although feeding a grass for roughage before clover was the most practical preventative. Thomas Neate advertised several medicines purporting to cure cattle, including 'Neate's Cure-All' to combat the more common complaints, before 1850. Periodic outbreaks of cattle diseases such as rinderpest (1740s, 1750s, 1860s), foot and mouth (1839) and pleuropneumonia (1841) hit the country and the cattle-owners. In August 1865 rinderpest was diagnosed in Portsmouth. Despite the observance of precautions, 21 cows bought in January 1866 by Mr Pharoah, a cowkeeper of Commerical Road, were found to be infected. Less than a month later his mother, of Hyde Park Road, lost 17 cows; this outbreak proved to be a mystery, Mrs Pharoah not having added to her herd for three months.

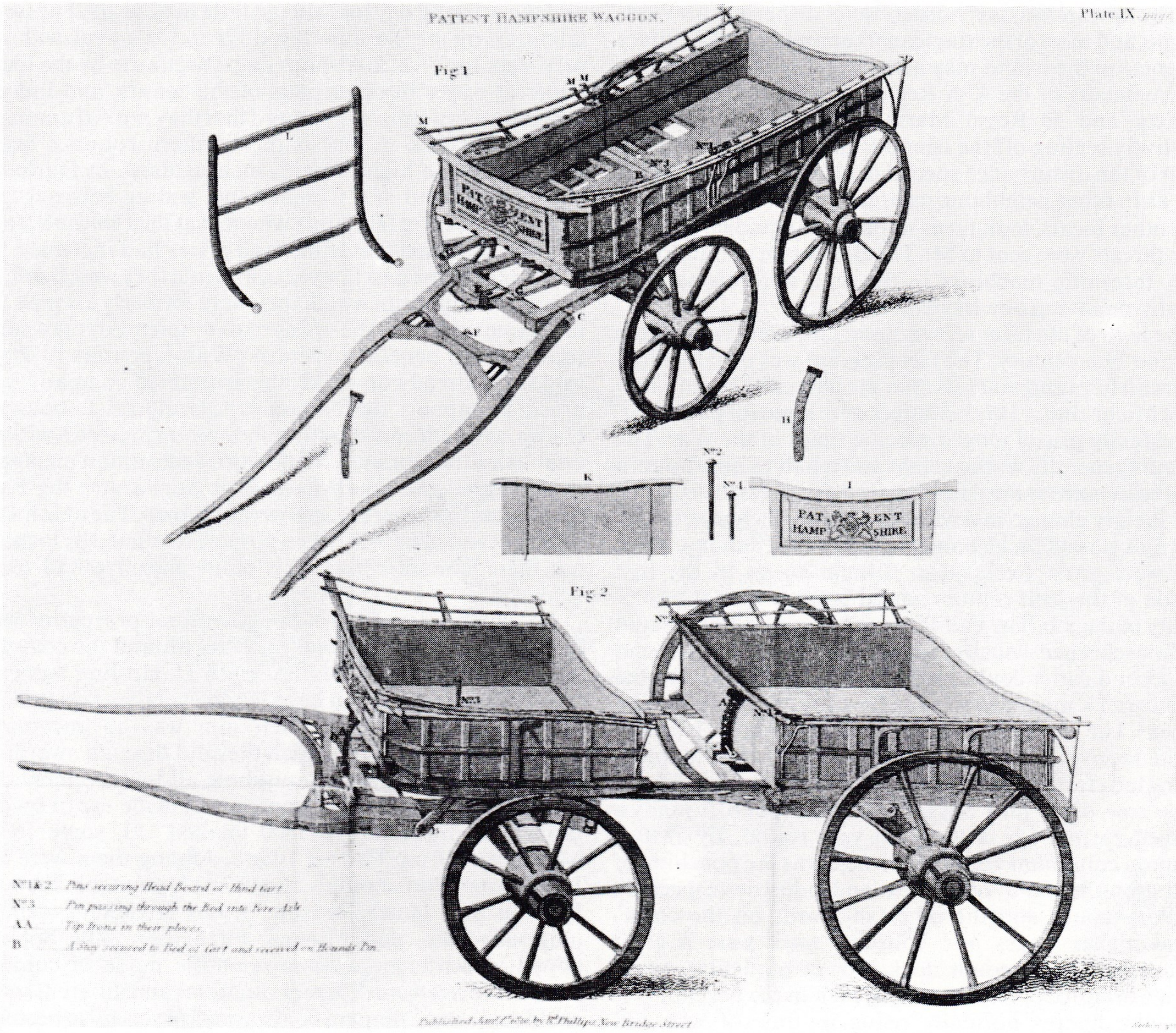
By 1800 the native pig was rare, the predominant Berkshire having become common. Before 1825 a cross between the Berkshire, Suffolk and Chinese breed, imported in

large quantities in the 1770s and 1780s, had evolved. The Wessex saddleback, a dark spotted or black hardy type, known to Vancouver in 1810, became dominant. Prone 'to get fat at an early age', it was capable, if fed on cereal milk ration, of reaching 140 lbs at only 20 weeks old, making it an excellent store animal for bacon. The Agricultural Society also awarded prizes for best sow and best boar. Thomas Fitzherbert won for the best sow in 1805 and for best boar on no less than three occasions (1803, 1806, 1808), with fellow islander Mr Pratt of Hilsea winning both awards in 1809. The large-scale keepers were the dairy farmers, maintaining a ratio of one pig to one cow. Pigs were also well-adapted to town living. In 1798 there were 90 pigs in Portsmouth alone, though protective regulations were enacted. In 1790 Phineas Bown of Eastney was ordered to remove his hogsty in White Hart Row because it was considered a nuisance. Sheep were generally bought at autumn fairs, usually ewes in lamb or wethers (castrated rams), for the purpose of fattening off during the summer by folding, a practice evidently used on Baffins and Copnor farms, a 1792 inventory mentioning the presence of 112 sheep and 130 wattles. The breed favoured in south Hampshire was the Dorset which, if looked after, rarely disappointed the owner unless, as happened to the tenant of Kingston Church farm, they strayed or were stolen. Other breeds were also in evidence on the island. In 1792 Thomas Fitzherbert brought in and reared successfully 'some of the Leicestershire breed', winning acclaim for best polled ram in 1800 at the Agricultural Society meeting. A cross between the New Leicester and the Dorset produced a lamb that fattened earlier, meeting a local demand. Somerset, Southdown (possibly obtained from the annual Goodwood sale), and the pure Merino and Anglo-Merino sheep were also kept. Sheep too were prone to disease. The goggles, characterised by staggering, was prevented by changing the rams as frequently as possible. The rot or murrain associated with wet weather and caused by the fluke-worm infesting the liver, was still not fully understood in the 1850s, so that 18th century remedies such as 'Fleet's Restorative' were still applied in the 19th century.[29]

Theft of animals and produce was an occupational hazard for the farmer and market gardener. Sheep in particular often strayed or were stolen, rewards for information being given as incentives to recovery. A half-guinea reward for four wether sheep strayed from the Lines near the bathing machines was offered in August 1830. Twenty years earlier, a valuable Anglo-Merino ewe heavy in lamb was stolen from the meadows of Stubbington farm. A reward of twenty guineas was to be given on the conviction of the offender. Market gardener Henry Hill lost seven gallons of potatoes from his Fratton farm in 1844, while five years later seven little boys stole turnips from farmer Henry Hill at Copnor. The potato-stealer, John Jefferies, received a sentence of one month's hard labour, while Mary Strugnell got 14 days' hard labour in 1848 for stealing half a bushel of turnip greens from George Edward Kent's field at Stamshaw. A curious incident in 1848 involved John Day of Eastney farm. About four hundredweight of white carrots, which only Day and Mr Smith grew on the island, were removed from a roadside field belonging to Eastney farm. The produce was found in two mess kitchens belonging to the Royal Marines Artillery at Fort Cumberland. The cooks asserted their innocence and due to insufficient evidence were released.[30]

One consequence of agricultural and industrial experimentation during the late 18th century was the increase in the number of patents, especially for farm equipment, which included ploughs, waggons and threshing machines. Among the ploughs used in Hampshire were Plenty's wheel plough, Sparks' patent iron plough and Smart's ploughshare. Plenty, a Southampton carpenter, patented his cast-iron plough in 1800, while Mr Sparks' plough, which required only three horses instead of the usual four, was in use in the neighbourhood of Fareham, Wickham and Portsmouth by 1794. Blacksmith James Smart of Emsworth patented a ploughshare and sharebed in 1792. Eight years later Richard Goldfinch of Compton bought the right from Smart to make and sell his invention in Hampshire, excluding the Portsdown Division and Isle of Wight. The Patent Hampshire Waggon, which could be separated and used as two carts, was devised by Robert Mason of St Thomas's Street, Portsmouth, and patented by him in June 1803. How widely it was used is not known, but Charles Vancouver was certainly impressed, the bolting of the two parts, simple and effective, rendering the vehicle 'as strong, if not stronger, than the common kind'. When Vancouver surveyed Hampshire farming he found several farmers experimenting with various kinds of threshing machine. For Thomas Fitzherbert it was his latest acquisition. Capable of threshing corn, it also possessed several attachments for chaff-cutting and bean and barley cracking, was powered by three or four horses and could be operated by two men and two boys. Portable threshing machines were the next logical development, and Great Salterns farm was in possession of one of these in 1821. Despite the 1830s riots and the destruction of many machines, threshers continued to improve, several being exhibited at Royal Agricultural Society shows. By the 1860s most threshing was done by hired machine or agricultural contractor, costing less than half the price of flail work. Robert Roe of Havant advertised his services to thresh by the day, the quarter or per rick, the farmer being assured it was 'a great saving of time and expense to thrash their ricks where they stand'. He had just purchased for hire, besides

Plate 5. Patent Hampshire Waggon invented by Robert Mason from plate in Charles Vancouver's General View of the Agriculture of Hampshire including the Isle of Wight, 1813.



his drills and horse power threshing machines, a 'New Five horse power Steam Engine for Thrashing'.[31]

The agricultural riots of 1830 resulted from various grievances, amongst them poor wages, hatred of an ineffectual poor relief system and the threat from mechanisation, especially from threshing machines. The disturbances, which had begun in Kent, were of diverse character, ranging from open, well-organised mobs to clandestine actions such as arson and threats. In Hampshire the rioting, which broke out in mid-November, was concentrated into a short space of time but was extremely destructive and widespread. While the neighbourhood around Portsea Island suffered arson attacks (Gosport and Fareham), rioting (Havant, Southwick, Warblington and Wickham, the latter two including machine-breaking), and wage demands (Titchfield), the Portsmouth area received only threatening letters. There were several possible reasons why the island was spared worse violence. Outside influence was curtailed due to the prompt actions of several magistrates from Havant and Gosport, including Captain Leeke, who had vested land interests on Portsea Island. Consequently the rioters who had been roaming

the Hampshire/Sussex border were dispersed at Westbourne, and most of the ringleaders apprehended. Military presence on the island may also have dissuaded activists, with members of the 47th Regiment sent to the outlying districts, and 50 Royal Marines stationed at Cosham effectively sealing off the island from the mainland. As a result of the disturbance special constables were sworn in and, as in other neighbouring areas, many of the farmers, with other locals, took turns to patrol the parish. Finally, after threats were sent to Mr Thistlethwayte of Southwick Park, threshing machines in the area were dismantled, thereby removing one incitement to riot.[32]

The lives of the farm servants and labourers varied little over the 19th century. The farm servant was usually hired at certain fairs and markets after the harvest to begin a new job at Michaelmas. Day labourers were hired for particular, individually priced jobs at specific times of the year. The servants generally worked eight and a half to nine hours a day, receiving four meals and unlimited access to beer. The only dietary change in a repetitive menu of cheese, bread, beer and stewed pickled meat occurred on Sunday, when they were given fresh meat. Annual wages in the first decade of the 19th century varied according to the complexity of the job. The bailiff earned about 30 guineas and the housekeeper, usually his wife, earned ten. The head and second carter could earn around 11 guineas, with the head carter's mate receiving nine, or if a boy, up to four guineas. The female servants, such as cook and dairymaid, would receive five guineas and girls half that amount. Young lads from adjacent villages could earn 4*d*. to 6*d*. per day as cow, pig or milk boys, while the shepherd, usually a villager, earned 12*s*. a week all year round. By 1810 a common complaint amongst farmers was the poaching of good strong labour by other areas and industries, especially by 'Portsmouth and the other shipyards on the coast', where higher wages and constant work were a great inducement. Portsmouth dockyard, in particular, never had a workforce of less than 2,000 men in the period 1771-1881, the figures normally rising in time of war and declining afterwards. However, a steady increase from the 1830s onwards was due in part to the rise of steamship construction, screw propellers and the use of metal, which brought new trades to the yard, and a workforce which numbered 6,300 by 1881. The weekly wages for the day labourer on the farms were 9*s*. in the winter and 12*s*. in the summer, working from sunrise to sunset in the winter and six to six in summer. During hay and harvest time wages for men were 2*s*. a day with food and drink provided. Women and robust children received only 6*d*. to 8*d*. a day and an allowance of beer.

When strike action by agricultural labourers on Portsea Island was threatened in 1872, it was revealed that wages and the working day had altered little in 62 years. The farm labourers on the island received 12*s*. to 13*s*. a week without privileges for a 12- to 13-hour day. Disclosure by the local paper of wages in other parts of the county, and indeed other southern counties, showed that they ranked amongst the highest paid in the south. Northern counties fared better, with the highest paid, such as those in Durham, Northumberland and Cumberland, getting between 15*s*. and 18*s*. The farm labourers who met at the *Duncan's Head* at Copnor argued that some food prices had increased by 50% to 60% in the past few years, and that they were liable to pay poor rates, from which they were formerly exempt, 'in the same ratio as the owner of a splendid mansion', receiving 'no benefits in return'. With labourers in Warwickshire already on strike, the assembled company was urged to support the National Agricultural Labourers' Union, to which end about 60 labourers expressed a wish to establish a local branch. Within two years union membership covered the South-East, East Anglia and the East Riding, and increased wages were obtained. The union was finally defeated in 1874, when farmers retaliated by locking out their labourers, but their main objective had been achieved.[33]

An 'offspring and effect of agricultural prosperity' was the creation of Agricultural Societies around the country. Established in July 1794, the South Hampshire Agricultural Society consisted of large landowners, tenants, gentlemen and businessmen. Their aim was 'to encourage diligence and industry', which they did through awarding annual premiums, and 'to promote all improvements in constructing the different implements made use of by the farmer'. Membership in 1800 totalled 151, some 16 of whom came from Portsea Island. Among them were Sir John Carter, Portsmouth's mayor in 1798, notable brewers William and James Deacon, Moses Greetham, deputy judge-advocate, and Thomas Fitzherbert. The Society hoped to introduce a more scientific mode of culture, where 'farmers from different situations and different soils' could meet and 'compare their various practices' to become 'scientific cultivators'. The Society lived up to its aims. In 1808 a Mr Woods of Chilgrove supplied information on the Merino breed, leading the Society to 'entertain an opinion that the adoption of the half-bred Merino Sheep may eventually prove of great public utility'. At the same meeting two guineas went to Mr James Sutton of Tetbury, Gloucestershire, for 'having produced a new-invented Plough, for the purpose of turning the furrows the same way, and intended to supply the place of a turn-wrist Plough'. Four years earlier Mr Fitzherbert had shown Society members 'new and useful Implements of Husbandry' manufactured by McDougale of Oxford Street, London.

Several members were responsible for setting up a separate entity, the Experimental Farming Association, concerned with making a comparative study of drill husbandry under the management of the Reverend James Cooke and broadcast husbandry under the administration of Richard Eyles. A 20-year lease was taken on a 225-acre Clanfield farm, 14 miles north of Portsmouth, for a yearly rent of £146. The farm, subsequently divided in two, possessed an extensive sheep down which had been provided by Association member Jervoise Clark Jervoise. The experiment lasted a mere four years, however, before the two farms were placed on the market. The sheep walks had been well used: 205 sheep of the Southdown, Leicester and Leicester-Warwick cross were included in the sale. The Association's aims having been achieved, the next owner was found cultivating the farm on the 'most improved system of broad-cast management'.

In 1803 the state of the Society's funds caused great concern, though it continued to hold annual meetings with prizes until 1809, disappearing some time around this date. It was possibly replaced by the Hampshire Agricultural Society, established in 1811, which continued to deal with stock and implements. While aims of the South Hampshire Society had related mainly to farming improvements, it had also initiated awards for long service, and for supporting large families who received little or no parochial relief. In one year two of Fitzherbert's undercarters, Joseph Teckner and William Harrard, received prizes for long service, as did Ann Shepherd, dairymaid to Richard Ellis of Portsea. It was not until 1836 that an association was set up to reward 'Industrious and Meritorious Agricultural Labourers'. The South-East Hampshire Association, originating among dealers in the Fareham cattle market, covered the local area, finding support not only from landowners and farmers but also from the clergy and other classes. The premiums varied from £1 to £5 for a variety of accomplishments, with the emphasis on family welfare. John Joyce, of Portsea, an employee of James Ellis, received £1 in 1838 for having raised five children without parochial relief.[34]

Farmers and market gardeners were usually unable to prepare for natural disasters. On 4 March 1818 a gale caused exceptionally high tides, violent waves damaging property and ships and causing deaths. The gale, which affected other south coast areas, assumed near-hurricane proportions, causing the sea to flood the common and the old morass between the castle and Lumps Fort. All the arable land near the fort, including 13 acres of wheat from Lumps farm, was affected, a farmhouse was damaged and a building full of seed potatoes 350 yards from the shore was destroyed by the waves. Four years later a similar incident occurred; the water, however, was 'principally confined to the low meadows and arable near the sea beach'. The breaching of the bank was attributed 'to the embankment on that part of the shore not being kept up since Government abandoned Lumps'. Another fierce gale in February 1866 caused extensive damage on the island, with widespread destruction of trees and property. It was noted that it was difficult to track down a bricklayer 'as they are sent for in all directions and are puzzled who to serve first'. James Goldsmith at Milton lost 41 elm trees from his land, and Ann Hill suffered severe damage to Manor farm, Copnor. Besides loss of tiling on the cart-house and pigsty, the roof of the farmhouse was badly damaged, the bricks separating two chimneys having fallen through, leaving only two rooms habitable. The cost of restoring the property came to nearly £42, double the estimate. The owner, Mr Rawson, was reassured that work done by joiner John Croad and builder William Henry Couzens was satisfactory, and that Couzens, who had presented a bill for £30, was an honest man having worked for Miss Hill and her mother during the past 25 years.[35]

Homes away from the towns were particularly vulnerable to fire. In the early 19th century public subscriptions for serious fire loss were common, despite the protection afforded by fire insurance companies. Engines from the borough and the public departments were despatched to fires, as were servicemen from various parts of the island. These men were often praised for their unceasing help, usually overseeing the fire-fighting operations and protecting the fire victims' possessions. Neighbours, too, joined in, passing buckets from hand to hand, fear of fire spreading to other property being a major concern to all. Fire damage to farms was particularly perilous after harvest, when both buildings and gathered produce could perish. Suspicious circumstances surrounded the fire which broke out in the farmyard on the Great Salterns estate belonging to Francis Sharp in May 1838. The fire, which caused £1,000-worth of damage was found to have been the act of an incendiary. The majority of fires, however, were caused by accident or carelessness. Gardener William Newton, residing at Wish farm in Wish Lane, Southsea, publicly thanked friends, neighbours and the officers of the Royal Marines, Royal Engineers and the Provincial Battalion for prompt assistance in extinguishing a fire on his premises during 1822's hot dry summer. Due to pipe embers, he lost all but the furniture and the shell of the house. Insured for £900, the estimated cost to replace his losses was not given; possibly, like Mr Dance of Copnor, he may have been under-insured. The fire which ravaged Daniel Dance's farm destroyed outhouses built by his own hands, and implements of husbandry and livestock. To add insult to injury his furniture suffered damage in the haste to remove it from danger, and some items were stolen from the places of

safety. In 1852 Andrew Nance Jr of Baffins farm faced £200- to £300-worth of damage to his furniture alone, which was not covered by his insurance, and a £30 gold watch presumed lost in the fire turned up on a seaman from the *Blenheim*. Only his farmhouse survived, the estimated cost of his loss being put at £1,500. The severity of fire damage was due to the distance the engines had to travel and to the borough engines being in disrepair. The unfortunate William Fidlin, tenant to the Board of Ordnance in August 1818, had recently taken possession of a farm at Hilsea, probably Hilsea farm itself. An accidental fire, like William Newton's, had reduced stock and premises to ashes in less than an hour. The only things saved were thirty sacks of old wheat, a waggon, a cart and a cart colt. The estimated damage was put at £3,000 and Fidlin was uninsured.[36]

The canal and then the railway had an adverse effect on the land despite the seemingly small quantities required to build them. An example of this can be demonstrated by the interaction between the railway and one particular property. The Brighton and Chichester company required about one and a half acres of Manor farm's land at Copnor. The transaction affected five fields, two of them seriously. Before the railway came, the largest field was able to 'have different Crops in the Field at the same time and by arranging their succession avoid leaving any part uncultivated'. This was stopped when the railway severed the field and prevented access to the eastern end except over the level crossing in Copnor Road, 'rendering the future occupation and cultivation of it most inconvenient'. Although the railway barely touched the northernmost field, entry was again made difficult by an embanked level crossing. With gates to manipulate, the owner would incur extra expense 'in hiring 1 or 2 men in place of a boy to take the cows across four times a day'. The alternative, to convert pasture to arable, was also undesirable due to the extra expense of employing more horses to take manure and crops over the embankment. Compensation was finally settled at £500, plus £50 balance of purchase money and £22 for one year's interest.[37]

However, the arrival of the canal and more especially the railway also brought many advantages to the island. Goods and people were transported easily and cheaply, which in turn stimulated building enterprises. The value of building land proved to be a strong inducement to sell, with farms swallowed up as housing construction continued. Even in 1810, rent for accommodation land in the Portsmouth neighbourhood could fetch from £7 to £10 per acre, whereas the price of highly valued garden ground could only reach 40*s*. to 80*s*. As the population expanded, the affluent members of the community sought more 'agreeable residences'. At the turn of the century Kingston and Fratton were looked upon as idyllic retreats from busy town life. By the early twenties they, with Buckland, were a 'continuity of building from one end to the other'. Ten years later the suburbs were spreading through Kingston Cross and Stamshaw, 'formerly a retired spot'. North End, Stubbington and the villages of Hilsea, Copnor and Milton, however, were noted as containing many elegant houses, 'the seats of the resident gentry'. The emergence of Southsea as a fashionable seaside resort saw the area rapidly developed between the 1830s and 1860s, with farms and market gardens disappearing as a result of military acquisition and housing. Lumps farm, one of the oldest farms on the island, was sold to the government in 1835 with a large part of Eastney farm suffering a similar fate 10 years later. Many advertisements from the 1830s onwards referred to the advantageous situation of the land. An 1847 sale document of fields in the Fratton and Southsea area, while stressing the fertility of the land, also enthused about the proximity to Southsea, 'the most attractive Watering Place on the Southern Coast'. The document emphasised that the area required only 'suitable Houses, to render it one of the most fashionable, as well as the most agreeable of England's sea-side Residences'.

Other farms in the area fared little better. Newton's farm in Elm Grove comprised a mere two acres when it was sold in 1841 for £800, a reduction of over 50 acres in six years. St Jude's church, consecrated in June 1851, was built on the site of James farm, while Swan, Wish Lane and Priory farms were all victims of the increasing need for housing. Swan farm at Kingston was demolished in the early 1860s to make way for Dumbarton and Stirling Streets. Wish Lane farm remained undeveloped until 1875 when taken to build St Peter's Park estate. Priory farm survived until 1878 when the land, containing nearly six acres, was taken to form part of Abingdon, Bradford and Froddington Roads. House-building still relied on the willingness of the landowner to sell. Milton remained predominantly rural until the 20th century, although several landowners did sell some land for building or retained the land and built cottages upon it. James Goldsmith was one such landowner, James Stephens another. In 1846 he bought Lower Milton farmhouse, remaining there until the late 1860s when he handed over to his son, William Augustus. In 1862 he built seven houses, promising to construct six more within six months. He also built a public house, the *Shepherd's Arms*, at the south-west corner of what is now Milton Park, conveying it in 1864 to his son-in-law, the brewer Henry Bransbury. Building in Milton accelerated after the death of James Goldsmith in 1911. Some land was sold privately to Portsmouth Corporation. The remainder of his estate when offered for sale aroused keen competition among the local builders. One transaction, a corner site

Plate 6. Highgrove farm, circa 1930.
Mrs Dorothy Westbrook.

fronting Goldsmith Avenue and Priory Road measuring approximately an acre, fetched £1,625.

The majority of the farms on the eastern and far northern reaches of the island remained in various states of decay well into the 20th century, where they continued to be swallowed up in the advance of housing or, in the case of Highgrove farm in 1930, demolished to make way for the new form of transport, the aeroplane. With housing continuing to dominate the landscape, only a handful of buildings, a few public house signs, and various road names have remained to bear witness to the island's rich agricultural past.[38]

BIOGRAPHICAL NOTE

Suzanne Shuttleworth worked for a number of years as an information assistant in the reference department of Portsmouth Central Library. She has had an interest in history since school and in 1985 gained the Diploma in English Local History from Portsmouth Polytechnic, now the University of Portsmouth. She lives in Fareham and is married with two daughters.

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